Extra No. 537

©

सत्यमेव जयते

The Gujarat Government Gazette

EXTRAORDINARY

PUBLISHED BY AUTHORITY

Vol. LXVI] **FRIDAY, OCTOBER 17, 2025 / ASVINA 25, 1947**

Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 17th October, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No. GH/V/378 OF 2025/UDUHD/TPS/e-File/18/2024/0789/L:- WHEREAS, under Government Notification, Urban Development and Urban Housing Department No. GH/V/132 of 2018/TPS-112017-6897-L, dated 09.10.2018 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 411 (Nana Chiloda-Karai) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Urban Development Authority, Ahmedabad;

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the part area of said draft scheme is now included within the jurisdiction of Ahmedabad Municipal Corporation area vide notification no. KV/47 of 2020/AMN/902019/9358/P, dated.18.06.2020;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 411 (Nana Chiloda-Karai) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby:-

(a) Sanction the said Preliminary Scheme with modifications enumerated in schedule appended hereto;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of Ahmedabad Urban Development Authority and Ahmedabad Municipal Corporation, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The purpose of the Final Plot No. 67 (સોશીયલ ઈન્ફ્રાસ્ટ્રક્ચર) and Final Plot No. 53 (ખુલ્લી જગ્યા), are modified as Final Plot No. 67 (સામાજીક માળખા (પશુપાલન ઉપયોગ હેતુ)) and Final Plot No. 53 (અર્બન ફોરેસ્ટ) as shown in the accompanying plan and the redistribution statement.

2. The condition "અંતિમખંડમાં જમીન માલિકના હક્ક હિસ્સા તેમની મુળખંડની જમીનમાંના હક્ક હિસ્સાના પ્રમાણમાં રહેશે." is added in case no. 3/2 in remarks column of redistribution statement.

3. The condition "મુળખંડના ઝોનના પ્રમાણમાં લાભો (એફ.એસ.આઈ/ઉપયોગો) અંતિમખંડમાં મળવાપાત્ર રહેશે." is added in case no. 23/1, 23/2/1, 28, 29, 32, 33 and 41 in remarks column of redistribution statement.

4. The area, boundary and location of the Final Plot No. 29 admeasuring 12182 sq.mtr., Final Plot No. 42 (વાણિજ્યના વેચાણ માટે) admeasuring 6053 sq.mtr., and Final Plot No. 59 (બગીચો) admeasuring 6045 sq.mtr., are modified as Final Plot No. 29 admeasuring 12182 sq.mtr., Final Plot No. 42 (વાણિજ્યના વેચાણ માટે) admeasuring 3656 sq.mtr., and Final Plot No. 59 (બગીચો) admeasuring 8442 sq.mtr.as shown in the accompanying plan and the redistribution statement.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Signature Not Verified
Signed by : BHOLUSINGH G THAKUR
Senior Manager
Government Central Press,
Gandhinagar
Date : 2025.11.03 09:01:26 IST